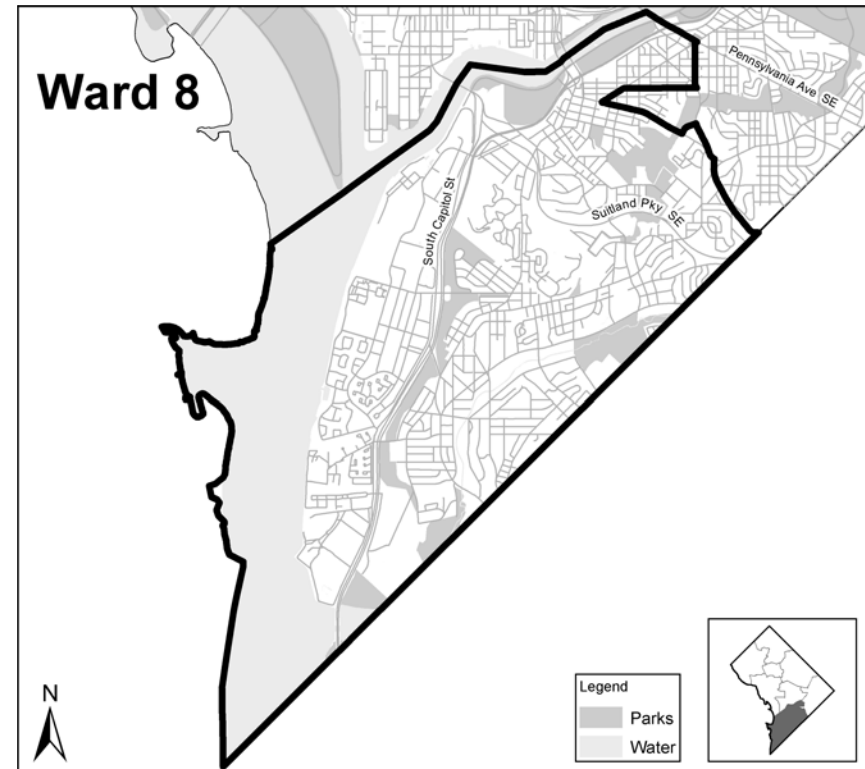
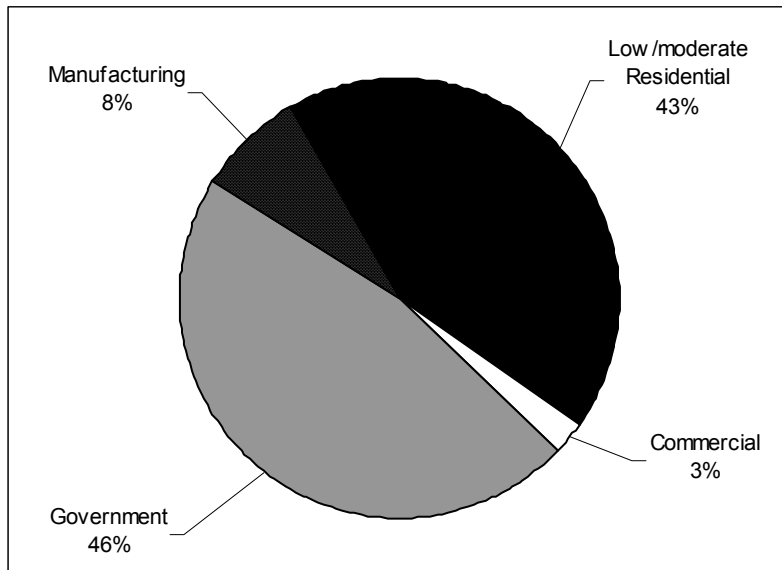


## Ward 8 Land Use Progress

Ward 8 is generally bounded by the Potomac and Anacostia Rivers to the west, Pennsylvania Avenue SE, Good Hope Road and Naylor Road SE to the north, and Southern Avenue and the District border with Prince Georges County to the southeast. Ward 8 has an area of approximately 11.80 square miles and a population of 70,900 people.

Government activities occupy almost half of the land area in the ward (46%). These uses include Bolling Air Force Base, Anacostia Naval Air Station, the Naval Research Laboratory, Saint Elizabeths Hospital, the Blue Plains Wastewater Treatment Plant, DC Village, Anacostia Park, and Oxen Run Parkway. Another 43% of the land is residential.



The greatest change in the ward has been the demolition of public housing and subsidized units and the construction of new and/or rehabilitated housing on their sites. The most noticeable trend is the construction of a large number of single-family townhomes.

Since the mid 1990s, the District of Columbia Housing Authority has been awarded two US Department of Housing and Urban Development HOPE VI grants for projects in Ward 8; Wheeler Creek (formerly Valley Green public housing) and Henson Ridge (formerly Stanton Dwelling and Frederick Douglass public housing complexes). A number of other housing developments also have recently been built.

There have also been significant additions to recreational facilities in the ward, including the Southeast Tennis and Learning Center, a new gym at Bald Eagle recreation center, and the ARC on Mississippi Avenue SE in Oxon Run Park, which is set to open in 2003.

The Congress Heights Metrorail station opened in January 2001, increasing accessibility to the center of Ward 8.

## Ward 8 Land Use Progress Information

Action	Objectives and/or Policies	Agencies Involved
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### Specialized Planning Areas

Specialized Planning Areas are areas that: 1) offer opportunities to accommodate new growth and development; 2) exhibit unique problems or characteristics and require case-specific planning actions; or 3) are major institutions or that require detailed action plans. Four types of planning areas (Development Opportunity Areas, Housing Opportunity Areas, Special Treatment Areas and Master Plan Areas-Universities and Institutions) are described in the Land Use Element and are shown on *Map 2: District of Columbia Generalized Land Use Policies Map*.

#### ***Development Opportunity Areas (DOAs)***

DOAs are areas that offer opportunities to accommodate new growth and development. These areas may be designated for housing, commercial development, employment centers, or a mixture of uses. Three examples of what are usually defined as DOAs are: areas at or near selected Metrorail stations areas (noted as DOA-MS), areas where there is a significant amount of vacant or poorly used land, and potential surplus property. Ward 8 has five *Development Opportunity Areas*. Of these, one is located close to a Metrorail station and two are located on large public or institutional sites. These two sites (St. Elizabeth's and DC Village) also are designated as "Special Treatment Areas" by the Comp Plan.

#### **Anacostia Metrorail (DOA-MS #15)**

This Development Opportunity Area includes old Anacostia (Uniontown or the Anacostia Historic District) and the Metrorail Station to the west. In 1986, the City designated the area as a "Development Zone" in an effort to stimulate reinvestment and redevelopment. This DOA is also adjacent to (and potentially could include) the Barry Farms Housing Opportunity Area.

The Anacostia DOA is designated in the Comp Plan for a mixture of medium and high density housing and institutional uses. The Comp Plan recommended that a "cultural complex" be developed near the Metro station, accommodating mixed-use development that was compatible with surrounding neighborhoods. These principles have been moved forward through the Anacostia Waterfront Initiative (AWI), which is discussed later in this table (see "Waterfront Planning Areas/Poplar Point") and through planning, zoning, development approval, and capital improvement decisions discussed below.

1104.1 (g)  
1108.1 (g)  
1108.1 (j)

OP, OPM,  
EOM,  
DDOT,  
DHCD

Action	Objectives and/or Policies	Agencies Involved
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Progress within this area includes:

- Town Center Plan. A Town Center Plan for Anacostia has been completed.
- Strategic Investment Plan. OP has prepared an initial draft of a scope of work for an Old Town Anacostia Strategic Investment Plan. This Plan would provide an integrated public investment strategy, including transit-oriented development strategies, specific plans for key parcels, urban design analysis and recommendations, and a detailed market study.
- Anacostia Gateway Government Center. A site at the corner of Martin Luther King (MLK) Jr Ave SE and Good Hope Road has been assembled for a new District of Columbia Government Center. The project is currently in the design phase and has not yet been presented to the Zoning Commission. An application for rezoning and PUD approval will be submitted in the near future. The building will include 260,000 square feet of office space and 65,000 square feet of retail space. An agreement in principle has been reached with the Anacostia Economic Development Corporation, who will serve as the developer for the retail component of the project.
- 1901-1913 Martin Luther King (MLK) Jr Avenue SE. The Anacostia Economic Development Corporation is studying this site for redevelopment with commercial uses.
- Streetscape Plan. In anticipation of the Government Center, the Anacostia Economic Development Corporation recently developed streetscape design guidelines for the Martin Luther King, Jr. Avenue commercial district. These guidelines may become part of a larger transportation study for the area by DDOT.
- Storefront Improvement Initiative. This program is being implemented by several District agencies. Commercial buildings on the 1900 block of MLK Jr Ave and the 1100-1300 blocks of Good Hope Road are being rehabilitated.
- 1647 Good Hope Road. United Planning Organization has proposed an office development on this site.
- Sheridan Terrace. 118 single family units have been proposed about one-half mile east of the Anacostia Metrorail Station at Sheridan Road and Stanton Road.
- Safe Haven Anacostia Housing Initiative (2352, 2356, and 2360 High Street SE). The Safe Haven Outreach Ministry received \$1,875,000 for the development of 36 units of transitional housing in three vacant apartment buildings in Anacostia. Construction is due to start in Spring 2003.

1104.1 (g)  
1108.1 (g)  
1108.1 (j)

OP, OPM,  
EOM,  
DDOT,  
DHCD

The above activities have furthered Land Use Element policies to promote mixed use commercial centers around Metrorail stations, stimulate the development of new regional commercial centers, and encourage the expansion of residential uses in mixed use neighborhoods.

### St. Elizabeth Hospital (DOA #16, STA #5)

St. Elizabeth Hospital is both a Development Opportunity Area and a Special Treatment Area (STA). Comp Plan section 1124.2 states that the STA designation is intended to:

- assume selected functions, programs, and resources to provide for a comprehensive mental health system;
- prepare a master plan pursuant to federal law
- promote improvement in adjacent commercial areas; and
- consider alternative uses for surplus land, provided that any existing residents on the hospital campus are suitably relocated.

Action	Objectives and/or Policies	Agencies Involved
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Activity highlights at St. Elizabeth's are listed below:

- At 336 acres, this site represents one of the largest development opportunities in the District.
- St. Elizabeth's includes a west campus, totaling 183 acres, and an east campus, totaling 154 acres. The west campus is under federal control and ownership while the east campus is owned by the District. Plans to transfer the west campus to the District have been in the works for over a decade but have only recently gained momentum.
- The campus has been designated as a National Historic Landmark, the highest designation given to historic properties.
- The west campus includes 61 buildings with approximately 1.16 million square feet of space. All but two of these buildings are vacant and the site is unzoned. The federal Department of Health and Human Services has instructed the General Services Administration (GSA) to begin disposition of the property.
- The east campus includes 36 buildings. A majority of these buildings likewise are vacant and the land is also unzoned.
- The District is planning two new facilities on the east campus.
  - A 290-bed psychiatric and forensic hospital and office building to replace the John Howard Pavilion. The Department of Mental Health (DMH) will vacate all but three buildings on the east campus (as well as its west campus buildings) as it consolidates operations in this facility. DMH recently submitted an application to rezone the 49-acre site of this facility to SP-1, and to process the project as a Planned Unit Development (PUD).
  - A Unified Communications Center (emergency call and command center) to be built on a 10-acre site near the campus' northern edge. The project is under construction, with completion expected in 2004.

1104.1(e)  
1104.1(h)  
1115.1(i)

OP,  
DHCD,  
DCHA,  
HFA

In addition to implementing Land Use Element Policy 1124.2 (for the St. Elizabeth's Special Treatment Area), the above activities support Land Use policies to reuse surplus government property and explore to options for additional housing and commercial services on such property.

*A Framework Plan for reuse of both campuses is currently underway. This effort will build on a prior study by an Urban Land Institute Advisory Panel convened in 2002 to develop preliminary recommendations for the site. The Office of Planning is leading the planning program, working in conjunction with DMH, OCTO, GSA, and Health and Human Services (HHS). The process is expected to be completed in late 2003. It will guide the redevelopment of the site with a variety of new uses, including a substantial component of housing. Because the site will continue to be a major development opportunity area in the future, the Comp Plan should continue to provide focused direction.*

### **Camp Simms (DOA #17, HOA #23)**

This 25-acre former National Guard site is located between 15<sup>th</sup> Street, Alabama Avenue, Stanton Road, and Mississippi Avenue, S.E. It is designated for moderate density residential and commercial uses by the Comp Plan. The District purchased Camp Simms from the federal government in 1984. Previous attempts to develop this site had been unsuccessful but an active project is now moving forward.

Action	Objectives and/or Policies	Agencies Involved
<ul style="list-style-type: none"> <li>• In 2001, DHCD awarded Congress Heights Redevelopment, LLC the opportunity to purchase and develop the property.</li> <li>• In April, 2002 the developer received \$590,000 to facilitate the Land Disposition Agreement and expedite the construction schedule.</li> <li>• A two-phase development has been proposed. <ul style="list-style-type: none"> <li>- Phase One includes a 136,000 square foot retail shopping center along Alabama Avenue with a Giant supermarket as its main anchor.</li> <li>- Phase Two will be a single-family home subdivision fronting on Mississippi Avenue. Construction of both phases is anticipated during the next four years.</li> </ul> </li> </ul> <p>The two communities will be separated by a natural buffer zone of steep topography and vegetation.</p> <p>Other major housing developments in the Camp Simms area include:</p> <ul style="list-style-type: none"> <li>• Henson Ridge. This 650-unit development is located adjacent to Camp Simms on the site of the former Stanton Dwellings and Frederick Douglass public housing projects. The District Housing Authority was awarded a \$30 million HOPE VI grant to demolish the projects and develop mixed income housing on the site. The project will include semi-detached rowhouses, single family detached housing, and senior citizen bungalows. Demolition and site preparation began in March 2001.</li> <li>• Douglass Gardens. Douglas Knoll Cooperatives Limited Partnership received \$985,000 for the substantial renovation of a garden apartment complex located two blocks east of Camp Simms at 1900-2106 Savannah Terrace St. SE. The project, which includes 182 affordable rental units, was completed in July 2002. DHCD and HFA contributed funds toward this project.</li> </ul> <p>The above activities have advanced Land Use Element policies to use surplus government property for housing and commercial services, to provide assistance to improve the housing stock in residential neighborhoods, and to encourage the rehabilitation of the City's housing stock.</p>	1104.1 (e) 1104.1 (h) 1115.1 (i)	OP, DHCD, DCHA, HFA
	1115.1 (h) 1125.2	OP, EOM

### DC Village (DOA #18, STA #6)

The Comp Plan designates DC Village as a Special Treatment Area and a Development Opportunity Area. It has also been designated by the District as a development zone. Land Use Element Policy 1125.2 indicates the following objectives for this area:

- Create a production and technical employment center
- Consolidate and continue District government uses
- Relocate Architect of the Capitol offices
- Provide areas for industrial development on unused portions of the site.

Relocation of the Architect of the Capitol's greenhouses has been accomplished.

Action	Objectives and/or Policies	Agencies Involved
The following activities have occurred during recent years:		
<ul style="list-style-type: none"> <li>Options for the site remain open and continue to be explored.</li> <li>The Deputy Mayor for Planning and Economic Development received an unsolicited proposal from KSI Services to develop 850 units of housing and approximately 130,000 square feet of retail floor space on the site. This proposal was withdrawn in January 2003.</li> <li>The campus is currently being considered for an automotive training facility by a private manufacturer.</li> </ul>	1115.1 (h) 1125.2	OP, EOM
These activities are consistent with Land Use Element policies to facilitate the joint development of surplus government property, and moreover, with the Special Treatment Area policies specifically developed for DC Village.		
<i>Given the large size of the site and the potential for significant new development there, DC Village should continue to be studied as a Development Opportunity Area.</i>		
<b>Martin Luther King (MLK) Jr. Avenue (DOA #23)</b>		
This area includes the MLK corridor between the Congress Heights and Bellevue neighborhoods.		
Several projects have been completed on or adjacent to this corridor in the last four years:		
<ul style="list-style-type: none"> <li>Two of these projects—the National Children’s Center and the Senior Wellness Center—were both specifically identified in the Comp Plan.</li> <li>The National Children’s Center provides day care for adults and children with multiple physical disabilities. The Senior Wellness Center (3500 MLK Jr. Av SE) is a multi-purpose senior center. It opened in 2002 and serves as a health education and applied learning center with activities delivered through classes, seminars, support groups, intergenerational programs, and leadership training programs.</li> </ul>	1108.1 (c)	DHCD, HFA, CFSA
Other projects in this area include:		
<ul style="list-style-type: none"> <li>Plaza 8 (522-24 Raleigh Pl. SE at MLK Jr. Av SE). East of the River Community Development Corporation (CDC) recently completed construction of this new three-story office building. The CDC received \$1.1 million for construction of the 9,400 square foot facility, completed in 2002. A medical clinic was scheduled to occupy the first two floors.</li> <li>Congress Heights Health Clinic (3720 MLK Jr. Av SE). The District government completed the Congress Heights Health Clinic at 3720 Martin Luther King, Jr. Av, SE.</li> <li>Congress Heights School Redevelopment. As of November 2002, East of the River CDC was intending to submit a proposal to the Deputy Mayor for Planning and Economic Development to reuse this site. Vocational training and other community uses are being considered.</li> </ul>	1108.1 (c)	OP, BZA  DHCD HFA, CFSA
These actions and projects have helped implement Land Use policies to upgrade neighborhood commercial centers.		

Action	Objectives and/or Policies	Agencies Involved
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### ***Housing Opportunity Areas (HOAs)***

**HOAs** are areas where the District expects and encourages significant amounts of new or rehabilitated housing. Although HOAs are not the only areas where new housing units will become available, they represent some of the largest concentrations in the city. Ward 8 has seven *Housing Opportunity Areas*, the greatest number among the District's eight wards.

One of the HOAs—Camp Simms—is also identified as a Development Opportunity Area. The previous section of this table should be consulted for an overview of progress there.

#### **Blitz Properties (HOA #20)**

This site was previously vacant, wooded land on Good Hope Road SE (previously in Ward 6). In 2001, KSI Services received \$730,000 to assist in the construction of housing on the site. The project is being developed in two phases as follows:

- Woodmont Crossing (Phase One). This phase consists of 176 two, three, and four bedroom rental apartments and was recently completed.
- The Homes at Woodmont (Phase Two). This phase consists of 35 single family detached homes. A number of environmental constraints on the site have been resolved, enabling KSI to proceed with the project. KSI will be receiving \$985,000 from DHCD for site development during Spring 2003.

1104.1(c)  
1104.1(h)

OP, DCRA

These projects have helped further Land Use Element policies to ensure a broad range of neighborhood types, and encourage the construction of new homes and apartments.

#### **Knox Hill (HOA #21)**

Knox Hill is a 23-acre former public housing site located in the Alabama Avenue Development Zone. A portion of the site had been redeveloped with housing at the time the Comprehensive Plan was initially prepared. The remaining 14 acres of the site was developed with 142 low to moderate income semi-detached townhomes in 1992.

A large amount of housing development has proceeded in the vicinity of this site since 1999, however. Major projects in the Knox Hill area include:

1104.1(c-e,h)

OP, DCRA,  
DHCD,  
DCHA,  
HFA

- Knox Apartments (2400 Hartford Street SE). In 2001, Triad Housing received \$270,000 for the rehabilitation of 74 units of affordable apartment units. DCHD and HFA contributed funds toward the project.
- Knox Hill Village (2700 Knox Terrace SE). This recently completed project has 109 units.
- Oxon Creek (21<sup>st</sup> SE and Mississippi) This recent project included 210 single family units.



Action	Objectives and/or Policies	Agencies Involved
<ul style="list-style-type: none"> <li>Rockburne Terrace (Jasper Street SE and Shipley Terrace). This recently completed project included 228 multi-family units.</li> <li>Garfield Park (2850-52 23<sup>rd</sup> Street SE). This project included 94 multi-family units.</li> </ul> <p>These projects have helped implement Land Use Element policies to improve neighborhood quality through reinvestment, and to encourage a broad range of neighborhood types.</p> <p><b>Barry Farms (HOA #22)</b></p> <p>This HOA adjoins the public housing complex located immediately adjacent to the Anacostia Metrorail Station. Modernization of the public housing was completed in 1992. Activities in the adjacent neighborhoods are addressed in the previous section of this table on Anacostia Metrorail, and in the later section on the Washington View neighborhood.</p>		(See Anacostia Metrorail)
<p><b>Congress Park (HOA #24)</b></p> <p>Congress Park is an existing apartment complex in the Congress Heights Neighborhood. Mid City Urban, LLC is redeveloping the complex in two phases:</p> <ul style="list-style-type: none"> <li>The recently completed Phase One includes 163 rental units.</li> <li>Phase Two, which includes 196 rental units, is still in the planning phases and is expected to be completed during the next four years.</li> </ul> <p>Thes rehabilitation of Congress Park has helped advance the Land Use Element policy to improve deficient residential areas. <i>With the completion of this project, consideration should be given to moving the "Housing Opportunity Area" designation to the recently opened Congress Heights Metrorail station nearby.</i></p>	1102.1	DCHD
<p><b>Wheeler Hills Estate (HOA #25)</b></p> <p>This HOA is located west of Oxon Run Park on the edge of the Congress Heights neighborhood (discussed later in this table).</p> <p>The following activities have occurred during the last four years:</p> <ul style="list-style-type: none"> <li>In 1999, the DC Housing Authority received \$2,747,000 to assist in the construction of 134 new affordable single-family homes on the site. The project was completed in the summer of 2001. DHCD, DCHA and HFA participated in the funding.</li> <li>Adjacent to this site, at 7<sup>th</sup> and Mississippi, a 55-unit single family home development was completed in 2002. The developer—TSC/Joy Monterey Park LLC—received \$832,000 to assist in site preparation and infrastructure costs.</li> </ul> <p>These developments have helped advance Land Use Element policies to ensure a broad range of neighborhood options, and to provide financial assistance to encourage housing development and rehabilitation.</p>	1104.1 (c-e) 1104.1 (h)	DHCD, DCHA, HFA

Action	Objectives and/or Policies	Agencies Involved
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### Washington Highlands (HOA #26)

Significant housing construction and rehabilitation has occurred in the Washington Highlands neighborhood during the last four years. The most notable new construction projects include:

- Wheeler Creek. The District of Columbia Housing Authority was awarded a HOPE VI grant for Wheeler Creek (formerly Valley Green public housing). There were 314 units of mixed income housing completed on the site in 2002.
- Walter Washington Estates. This 45-unit HUD 202 senior housing project was built on the site of the former Linda Polin public housing project. HR Crawford/Edgewood Management received \$950,000 to assist with site and soil stabilization. Construction was completed in September 2002.
- Barnaby Manor (840 Barnaby Rd SE). 124 multifamily units were recently completed on this site.
- Jeffery Gardens Apartments (4201 7<sup>th</sup> St SE at Barnaby Street SE). Jeffery Gardens Associates received \$500,000 in financial assistance from DCHD and HFA to facilitate the acquisition and rehabilitation of this 278-unit complex. The acquisition was completed in December 2001 and will ensure that the project remains affordable.
- Friendship Court Apartments (4300 Livingston St SE) with 136 units.
- Agape Apartments (209 Atlantic Street SE). Residing in Group Housing Together, Inc. received \$675,000 in February 2000 to assist in the renovation of an existing apartment building into 11 units of transitional housing. The project is currently under construction with a new general contractor proceeding toward its completion.

1104.1 (c-e)  
1104.1 (h)

DHCD,  
DCHA,  
HFA

Additional projects are planned or proposed in this area. These include:

- Parkside Terrace (3700 9<sup>th</sup> Street SE). The project includes 214 multi-family units.
- 896 Southern Avenue. A 45-unit apartment complex has been proposed on this site, which is on the DC/Maryland border.
- Highland Addition (9<sup>th</sup> St and Valley Ave SE). The project consists of 89 single family homes.

These developments have helped advance Land Use Element policies to ensure a broad range of neighborhood options, and to provide financial assistance to encourage housing development and rehabilitation.

### Special Treatment Areas (STAs)

**STAs** are areas that exhibit unique physical, social, or functional characteristics and features and require case-specific planning actions. STAs may be defined by functional criteria, such as the need for well-targeted and coordinated planning program initiatives to achieve common objectives. Ward 8 has two *Special Treatment Areas*, both of which are also designated Development Opportunity Areas (St. Elizabeth's and DC Village). Please consult the Development Opportunity Area (DOA) summaries in this table for an overview of progress in the two Ward 8 STAs.

Action	Objectives and/or Policies	Agencies Involved
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### ***Master Plan Areas (Universities and Institutions) (MPAs)***

MPAs are areas occupied by colleges, universities, and other institutional users of large tracts. There are no designated MPAs in Ward 8.

## **Other Significant Land Use Progress**

### ***Waterfront Planning Areas***

Waterfront areas in Ward 8 include the eastern shore of the Anacostia River south of the Pennsylvania Avenue Bridge and the eastern shore of the Potomac River south of its convergence with the Anacostia. The Anacostia shoreline includes the southern portion of Anacostia National Park, Poplar Point and the Historic Anacostia neighborhood. The Potomac shoreline is primarily located within Bolling Air Force Base; access to this area will continue to be restricted for the foreseeable future.

Planning and development highlights on the Ward 8 waterfront include:

- Completion of a plan for Poplar Point. The Plan envisions a large waterfront park supported by a mix of development, cultural destinations, environmentally restored areas, and community-serving amenities. High standards of urban design and landscape architecture have been prescribed for this area to ensure that a great public space is created. The plan, which encompasses over 60 acres, recommends approximately 800,000 square feet of cultural uses and up to 4,000 units of housing within mixed use projects. This is a long-range program, but some of its components may be realized within the next five years.
- Congressional approval of \$3.45 million for environmental and infrastructure work at Poplar Point. About \$2.15 million will be dedicated towards environmental assessment, remediation, and wetlands restoration. The District's Department of Health has been working with the National Oceanographic and Atmospheric Administration to perform site assessments that will ultimately lead to environmental remediation and the daylighting of Stickfoot Creek.
- Site assembly for a new District of Columbia Government Center at the corner of MLK Avenue and Good Hope Road, SE (see discussion earlier under Anacostia Metrorail DOA).
- 200 units of new housing near the waterfront on Good Hope Road. This is the first multi-family housing development in this area in 25 years (see discussion earlier under Blitz Properties – HOA #20).
- Commitment of funds by DDOT for streetscape and façade improvements on MLK Ave in Historic Anacostia as part of the Anacostia Town Center Plan (see discussion earlier under Anacostia Metrorail DOA).
- Completion of a new charter elementary school on Howard Road near Poplar Point. The Howard Road Academy currently enrolls 515 students.

These activities have advanced Land Use policies to develop waterfront and shoreline plans which capitalize on unrealized

Action	Objectives and/or Policies	Agencies Involved
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opportunities along the Anacostia River, as well as policies to encourage more intense development around Metrorail stations.

*Additional planning and development activities will take place on the Ward 8 waterfront in the future, consistent with the Poplar Point Plan and other Anacostia Waterfront Initiative (AWI) programs. Priority projects include continued site remediation at Poplar Point; infrastructure projects such as the reconfiguration of Howard Road; relocating the existing park road and establishing a Riverwalk; and establishing a cultural program for the site including an amphitheater and memorial gardens.*

### **Area Plans**

There were no Area Plans completed in Ward 8 during the reporting period.

### **Other Areas and Projects**

#### **Bellevue Neighborhood (SNIP Area)**

Bellevue is one of eleven neighborhoods targeted through the City's Strategic Neighborhood Investment Program (SNIP). Recent actions include:

- The Bellevue Revitalization Initiative has been launched to eliminate blight and pursue comprehensive neighborhood revitalization.
- Acquisition of land on Forrester Street and Halley Terrace for demolition and new housing construction has been proposed to achieve this objective.
- The Initiative also includes the redevelopment of land on Galveston Place and Danbury Street. The Department of Housing and Community Development has submitted a capital budget request of \$5.4 million for this effort.

Other development activity in the Bellevue area includes:

- |  |                                       |                                   |
|--|---------------------------------------|-----------------------------------|
| <ul style="list-style-type: none"> <li>• Atlantic Theater Acquisition (21 Atlantic Street SE). The Far SE/SW CDC received \$445,000 for the acquisition and renovation of the Atlantic Theater in 2002. The theater will be renovated to become a community center and offices, with theater/meeting space for the far SE/SW community.</li> <li>• Chesapeake Apartments (2-32 Chesapeake Street SE). Chesapeake Preservation LLC received \$395,000 in December 2001 for the rehabilitation of 78 units of affordable apartment units. The project, which was funded with assistance from DHCD and HFA, is nearing completion.</li> <li>• Elmwood South Condos (10 Danbury St SE), is a recently completed 130 unit project.</li> <li>• Wingates Apartments (4660 MLK Jr Ave SW). This is a 717-unit multi-family project at the northern edge of DC Village. <i>The project is still in the planning phase.</i></li> </ul> | 1104.1(d-e)<br>1104.1(h)<br>1108.1(d) | OP, EOM,<br>DCRA,<br>DHCD,<br>HFA |
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Action	Objectives and/or Policies	Agencies Involved
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The above projects are consistent with and have helped implement Land Use Element policies to revitalize multi-neighborhood centers, and to promote public and private reinvestment in distressed neighborhoods.

### Congress Heights Neighborhood

Activity in Congress Heights has increased with the opening of a new Metrorail station in January 2001. Although the Comp Plan did not specifically identify the neighborhood as a development opportunity area, a number of projects have recently been completed or are proceeding. Like Bellevue, the area has been designated a Strategic Neighborhood Investment Program area by the District.

The following projects have recently been completed or are now under construction:

<ul style="list-style-type: none"> <li>Trenton Park (3500-3649 6<sup>th</sup> Street SE). In 2001, Trenton Park Limited Liability Company received \$1.75 million to rehabilitate and preserve as affordable 259 apartment units. The project was made possible through a partnership between Trenton Park and the Bank of America CDC. DHCD and HFA participated in project funding. The project was scheduled for completion in December 2002.</li> <li>St. Paul's Senior Living (114-124 Wayne Place SE). Located on the western edge of Congress Heights on Wayne Place, St. Paul's is a 56-unit senior housing project developed by St. Paul Community Development Corporation. Construction financing is presently being completed. DHCD and HFA have both contributed toward the funding of this project.</li> <li>Savannah Ridge Apartments (2220 Savannah Terrace SE). William C. Smith received \$1,950,000 in July 2001 to rehabilitate and preserve 190 affordable apartment units. The project had a scheduled completion date of November 2002.</li> <li>Trenton Terrace Apartments (950 Mississippi Avenue SE). The East of the River CDC received \$1,250,000 for pre-development costs associated with the acquisition/demolition of an existing 218 unit complex and the construction of a new 260 unit complex (consisting of 140 affordable rental units and 120 condominium apartment units) on the site. Construction was scheduled to begin in Fall 2002. DHCD and HFA assisted in the funding of this project.</li> </ul>	1104.1 (c-e), 1104.1 (h)	OP, EOM, DCRA, DHCD, HFA
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The above projects are consistent with and have helped implement Land Use Element policies to promote public and private reinvestment in residential neighborhoods.

*Two additional projects in the Congress Heights area are in the planning stages. These are:*

- Bolling View (401 Orange St SE), consisting of 183 multi-family units*
- Bowling Green Apartments (2<sup>nd</sup> and Wilmington Pl SE), consisting of 126 multi-family units*

Action	Objectives and/or Policies	Agencies Involved
<p><b>Fairlawn/ Pennsylvania Avenue SE Area</b></p> <p>This neighborhood is located along the Ward 7/8 border. Activities include:</p> <ul style="list-style-type: none"> <li>• The Pennsylvania Avenue S.E. Task Force was recently formed to promote transportation improvements in the area and create opportunities for reshaping its retail mix.</li> <li>• This area was designated as one of the District's 11 Strategic Neighborhood Investment Program (SNIP) areas.</li> <li>• An urban design and retail analysis, including an assessment of zoning and land use issues, was performed in November 2002. The analysis considered several scenarios for acquisition and redevelopment of properties in the area.</li> </ul> <p>These actions support Land Use Element policies to provide a satisfactory range of goods and services in multi-neighborhood centers.</p> <p>Anticipated actions in 2003 include acquisition and demolition of commercial property on Pennsylvania Avenue, rehabilitation of vacant apartment buildings, and engaging a retail broker to begin marketing the area.</p>	1108.1 (d)	OP, EOM
<p><b>Douglass-Shipley Neighborhoods</b></p> <p>Two large multi-family projects in the Douglass-Shipley areas have been completed since 1999. These are:</p> <ul style="list-style-type: none"> <li>• Stanton Glen (3098 Stanton Rd SE) with 378 units of multifamily housing</li> <li>• Parkway Overlook (2701 Robinson Pl SE) with 266 units of multifamily housing</li> </ul> <p>These projects are consistent with Land Use Element policies to provide a broad range of residential options in the District and to support new apartment construction.</p>	1104.1 (c), 1104.1 (h)	OP, DCRA
<p><b>Washington View Neighborhood</b></p> <p>Two notable housing developments are proceeding in the Washington View neighborhood, southwest of the Anacostia DOA and west of the Barry Farm HOA. These are:</p> <ul style="list-style-type: none"> <li>• Hillsdale Heights Townhomes. In 1999, East of the River CDC received \$1.4 million for infrastructure improvements to facilitate the development of 56 affordable townhomes. The third phase of this three-phase project was nearing completion in late 2002.</li> <li>• Washington View Condos. This is another East of the River CDC project currently under construction. It consists of the acquisition and rehabilitation of 77 affordable ownership units. The CDC received \$350,000 to assist with predevelopment costs.</li> </ul>	1104.1 (c), 1104.1 (h)	OP, DCRA, DHCD

Action	Objectives and/or Policies	Agencies Involved
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These projects are consistent with Land Use Element policies to provide a broad range of residential options in the District and to support new single family home and apartment construction.

### ***Public Facilities Development (School, Park, Other)***

#### **Parks**

The following projects have been completed during the last four years:

- Southeast Tennis and Learning Center (701 Mississippi Ave SE). This 100,000 square foot facility, located in Oxon Park, opened in Spring 2002. It features indoor and outdoor tennis courts, a pro shop, and computer-equipped classrooms. Construction was made possible in part by a grant to the Recreational Wish List in January 2001.
- Bald Eagle Gym (MLK Jr. Av and Joliet St SW). Completion of a gymnasium addition to the recreation center in 2001.

1100.2 (a)

1100.2(a)

These projects have helped forward Land Use Element policies to provide adequate recreational facilities to all neighborhoods.

*Upcoming projects include a proposed new playground for the Knox Hill/Buena Vista area.*

#### **Other**

The following public and/or quasi public development has recently taken place in Ward 8 or is anticipated in the near future:

- New Image Child Development Center. This project was completed in 2000. Parkland/New Image LLC received \$350,000 to assist in the construction of a new day care center in the Parklands Apartments.
- Anacostia Museum. This project was recently completed by the Smithsonian Institution in the Fort Stanton area.
- A Place for the Kids (620 Milwaukee Place SE). This 17,000 square foot expansion project was completed in 2002 with the aid of a \$275,000 grant to the Metropolitan Police Boys & Girls Clubs.
- ARC/Youth/Community Center (Mississippi Ave and 18<sup>th</sup> Street SE). In 2001, Building Bridges Across the River, Inc. received \$3,000,000 to assist with the construction of a 92,000 square foot community/cultural center in Oxon Run Park. A completion date of Fall 2002 was projected for the first phase. This building will house Covenant House and the Washington Ballet and will also be a satellite site for Childrens Hospital, the YMCA, the Levoine School of Music, and other education, arts, and recreational programs.
- Anacostia Community Service Center (1649 Good Hope Road). In April 2002, United Planning Organization received \$175,000 for construction of a new community service center. The project is approaching completion.
- Walter Washington/Community Center. Crawford/Edgewood Management, Inc. received \$1,837,000 to assist in the

1100.2 (a)

DHCD,  
DPR, other

Action	Objectives and/or Policies	Agencies Involved
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construction of a community center and tennis courts to serve the Walter Washington Estates townhouse community. Completion is projected for Spring 2003.

These projects have helped forward Land Use Element policies to ensure access to cultural facilities and other public services in all neighborhoods.